

23 Byron Street, Bangalow, NSW 2479

Elders LIFESTYLE GROUP

Sold Unit

Saturday, 2 September 2023

23 Byron Street, Bangalow, NSW 2479

Bedrooms: 1

Bathrooms: 1

Area: 79 m2

Type: Unit



Michael Dodds

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\$975,000

• Strata area of 79sqm (approx.) fully leased to Bangalow Pharmacy
• Annual income (as at 18 September 2023) of \$48,673 net plus GST (approx.)
• Outgoings are 100% payable by the tenant in addition to the rent
• 10-year lease commenced on 18 September 2016 plus a 5-year option to renew
This prime retail space forms part of a beautiful heritage building which has been continuously occupied by a pharmacy since circa early 1900's. It presents a unique opportunity for those looking for a solid income generating asset in a very tightly held precinct offering exposure to loads of passing foot traffic, including daytrippers, holidaymakers and members of the thriving community of Bangalow. Surrounded by vibrant cafes and popular boutiques, the property is also located directly opposite Bangalow post office and just 15 minutes drive to Byron Bay. The property features an awning-covered heritage style shopfront and quality internal fitout, including high ceilings, rosettes and timber floors, as well as kitchenette and bathroom facilities to the rear.
• Council Rates: \$3,384 per annum (approx.) – payable by the tenant
• Strata Levies: \$4,200 per annum (approx.) – payable by the tenant
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